

Trianovich, Amanda

From: PZ DEPT
Subject: FW: Objection to proposed modification at 270 Saugatuck Avenue.

RECEIVED
AUG 31 2020
WESTPORT P. & Z. C.

From: Bill Neblock <bneblock@yahoo.com>
Sent: Saturday, August 29, 2020 1:57 PM
To: Planning and Zoning <PANDZ@westportct.gov>
Subject: Objection to proposed modification at 270 Saugatuck Avenue.

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Dear Westport Planning and Zoning Committee,

My name is Bill Neblock, my wife Gabriela and I are the owners of 5A Eno Lane. We have reviewed the proposed modification of plans for 270 Saugatuck Avenue to expand a paved parking lot in this space, and we strongly object to the proposal. We ask the planning committee to reject the proposed expansion.

Under the proposal, parking would be only feet away from the property line between this commercial property and the residences. The additional spaces would allow cars to park less than 20 feet away from the existing residential driveway where children play, ride bikes and walk to get to their bus stop for school. This create a safety risk for all neighbors, and especially for children. Further, the new proposed parking spots would directly face 5A Eno Lane and would allow cars within 50 yards of our house. Cars in such close proximity to our house and the houses around us will interrupt our quiet enjoyment of our residence with headlights shining in our windows, additional traffic and noise.

The property at 270 Saugatuck now is a brick commercial building with open space that sits at the entrance to the Eno Lane neighborhood and directly across the street from the Charmers Landing neighborhood. Because of this, it is important to all of these homes that the property at 270 Saugatuck does not interrupt or contrast with its surroundings. As it sits today, the aesthetic of the current building is enhanced by the surrounding neighborhood. The open green space, trees and landscaping of the commercial property blend in with the neighborhood. It is clear that paving over substantially all of the green space and removing existing trees will only create further contrast between the surrounding neighborhood and the commercial building. Instead of beautifying Westport, this development would do the opposite. Because of this, we are worried that allowing this move would reduce property values for everyone in the surrounding area.

The currently approved plans already remove significant green space and trees. Allowing further expansion of parking will result in substantially the entire property being covered with pavement. If allowed, this space will no longer coexist with its surroundings.

We are thankful to the Planning and Zoning committee for their careful consideration of all developments with a mind towards improving Westport's overall appeal. This proposed expansion creates additional risk for the families in the neighborhood, contrasts with the residential area surrounding it, reduces the value of homes in the area and interrupts the neighborhood feel for Westport residents. We strongly request that you reject this proposal and protect our neighborhood.

Sincerely,

Bill Neblock
5A Eno Lane
Westport